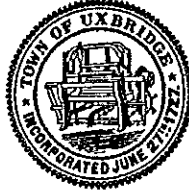


Joseph Leonardo, Chair  
James Smith, Vice Chair  
Barry Desruisseaux, Clerk  
Daniel Antonellis, Member  
Peter Petrillo, Member



SEP 25 '14 PM 1:07  
Uxbridge Town Hall  
21 South Main Street, Room 203  
Uxbridge, MA 01569  
508-278-8600 x2013 p  
508-278-0709 f

Posted by  
Uxbridge  
Town Clerk

**PLANNING BOARD MEETING MINUTES  
WEDNESDAY, SEPTEMBER 10, 2014**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, September 10, 2014**, at **6:00 P.M.** in the **Board of Selectmen's Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA.**

**Present:** Chair Joseph Leonardo, Clerk Barry Desruisseaux, Members Daniel Antonellis and Peter Petrillo, and Assistant Beth Pitman.

**Absent:** Vice Chair James Smith.

**I. CALL TO ORDER**

It being 7:00 pm, the meeting being properly posted, duly called and a quorum being present, the meeting was called to order by the Chair, who led the Pledge of Allegiance.

**II. PUBLIC HEARING(S):**

1. **Cobbler's Knoll, Special Permit Decision (continued from August 13, 2014)** - The owner/applicant of record, FIKOW LLC, is seeking a Special Permit for an application for a preliminary subdivision plan approval. The property is located on 230 Chocolog Road and 255 Chocolog Road. The property has 60 proposed lots and is shown on the Town of Uxbridge Assessor's Map 39, Parcel 4254 and Map 44, Parcel 345. The undersigned's title to said land is derived from Patricia Turner and Nancy Turner Badger by deed dated February 7, 2014 and recorded in the Worcester District Registry of Deeds Book 52122, Page 321.

Byron Andrews of Andrews Survey & Engineering, Inc., representing the Applicant, requested a continuance to the next meeting, per Steve O'Connell's letter dated September 10, 2014. Mr. Andrews stated that the ANRAD report is expected the following Monday.

**MOTION: I, Mr. Petrillo, move that the Board continue the Public Hearing for Cobbler's Knoll to the next scheduled Planning Board meeting. Seconded by Mr. Desruisseaux, the motion carried unanimously.**

**III. BUSINESS**

1. **COVENANT/MYLAR: Kettle Hill Estates, off Blackstone Street**  
Byron Andrews of Andrews Survey & Engineering, Inc., representing the Owner/Applicant, presented the Chair with completed Covenant paperwork. The Chair commented that the Owners have had three (3) years to complete this. With no concerns or further discussion, **MOTION: I, Mr. Desruisseaux, move that the Board endorse the Covenant and mylar plans for Kettle Hill Estates. Seconded by Mr. Antonellis, the motion carried 3-0-1. Mr. Petrillo abstained as he was not a part of the subdivision plan review.**
2. **PROJECT COMPLETION: Wanda Way, a Definitive Subdivision**  
Byron Andrews of Andrews Survey & Engineering, Inc. was present, representing the Owner/Applicant. Uxbridge Fire Chief William Kessler addressed the eighty (80) foot diameter turnaround per the plans that is missing, and expressed concern for fire truck access to the area. The Owner/Applicant (name unknown) commented that he would have to go ten (10) to fifteen (15) feet into conservation/wetlands to build per the plan, and cut down trees. Discussion continued that the area is bound on both sides by driveways; and the Lot 3 is sold. The Chair asked for "K" turn around if a lollipop turn doesn't work; reminding the owner of the need to uphold the standards. No action was taken by the Board.

**ORIGINAL**



PLANNING BOARD MEETING MINUTES  
WEDNESDAY, SEPTEMBER 10, 2014 continued

IV. **SUBDIVISION RULES AND REGULATIONS:** The Board has begun reviewing the rules and regulations in posted workshop meetings, the first held on August 13, 2014.

V. **MINUTES/MAIL/INVOICES**

08/13/14 Workshop Meeting Minutes **MOTION:** I, Mr. Antonellis, move that the Planning Board approve the 08/13/14 Meeting Minutes as written. Seconded by Mr. Petrillo, the motion carried 3-0-1. Mr. Desruisseaux abstained.

08/13/14 Meeting Minutes Passed over due to lack of quorum in attendance to approve and endorse.

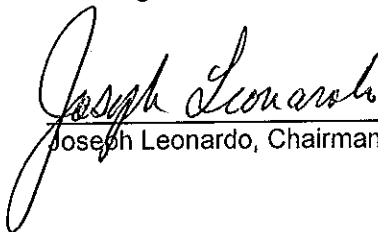
Graves Engineering Inc. Invoices #30901 and #30918 **MOTION:** I, Mr. Petrillo, move that the Board approve for payment Graves Engineering Inc. invoices #30901 and #30918 by signature of the Chair. Seconded by Mr. Antonellis, the motion carried unanimously.

IV. **ANY OTHER BUSINESS, which may lawfully come before the Board.**

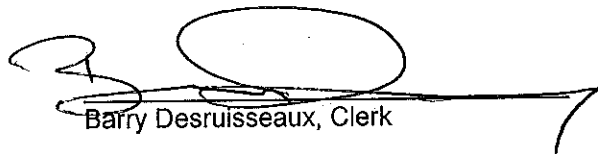
1. BlueWave Capital LLC update: Ms. Pitman shared the Town Manager's recommendation that the Board endorse the modification of the Order of Conditions again, specifically relating to the clearing of land in relation to general maintenance of the solar project, and including the twenty (20) day appeal period as required by MGL. After brief discussion, **MOTION:** I, Mr. Petrillo, move that the Board re-endorse and accept the modification to the order of conditions, specifically relating to the clearing of land relating to the maintenance of the solar project, and including the twenty (20) day appeal period verification paperwork as required by MGL. Seconded by Mr. Desruisseaux, the motion carried unanimously.

At 7:44pm, **MOTION** by Mr. Desruisseaux to adjourn the meeting. Seconded by Mr. Petrillo, the motion carried unanimously.

Respectfully submitted,  
Beth A Pitman  
Planning Board Assistant

  
Joseph Leonardo, Chairman

James Smith, Vice-Chair

  
Barry Desruisseaux, Clerk

  
Daniel Antonellis, Member

  
Peter Petrillo, Member

24 September 14  
Date